

THIS INSTRUMENT PREPARED BY:

RETURN TO James G. Gann, III, Gordon, Silberman, Loeb, Cleveland &
Gordon, P.A., 729 Brown Marx Building, Birmingham, Alabama 35203

WARRANTY DEED



19830118000007900 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/18/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Nine Thousand, One Hundred
Ninety-Four and no/100 (\$139,194.00) Dollars

to the undersigned grantor, (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we, Steve Russo and wife, Julia E. Russo,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Harbar Homes, Inc., a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Part of the S 1/2 of SE 1/4 of Section 36, Township 19 South,
Range 3 West, Shelby County, Alabama, being more particularly
described as follows: (see attached "Exhibit A" for legal
description).

As part of the consideration cited above, Grantee has executed
a purchase money note and mortgage to the Grantor in the
amount of \$99,194.00, which mortgage is being recorded simul-
taneously herewith.

Subject to easements and restrictions of record, including,
but not limited to, the following:

1. Transmission Line Permit to Alabama Power Company as shown
by instrument recorded in Deed Book 329, Page 304, in Probate
Office.
2. Alabama Power Company easement on the Northwesterly,
Westerly and Southerly portion of subject property as shown by
survey prepared by Larry D. Weygand.
3. Easements along the Easterly side of subject property as
shown by said survey prepared by Larry D. Weygand.
4. Mineral and mining rights of every kind and character.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~I~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors and administrators, covenant
with said grantee, his, her or their heirs and assigns, that ~~I~~ (we are) lawfully seized in fee simple
of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~I~~
(we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will, and ~~my~~ (our)
heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her
or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~I~~ (we) have hereunto set ~~my~~ (our) hand(s) and seal(s) this 14th
day of JANUARY, 1983.

(SEAL)

Steve Russo

(SEAL)

(SEAL)

Julia E. Russo

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

Jefferson

COUNTY

GENERAL ACKNOWLEDGMENT

I, James G. Gann III a Notary Public in and for said County,
in said State, hereby certify that Steve Russo and wife, Julia E. Russo,

whose name(s) are signed to the foregoing conveyance, and who are known to me acknowl-
edged before me on this day, that, being informed of the contents of the conveyance, they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of JANUARY A.D. 1983

James G. Gann III
Notary Public

BOOK 344 PAGE 673

Beginning at the most westerly corner of Lot 68, Amended Map Chaparral First Sector Phase I, a map of which is recorded in the Office of the Judge of Probate Shelby County, Alabama, in Map Book 7, Page 161, run in a Southeasterly direction along the southwest lines of said Lot 68 and Lot 67 of said subdivision for a distance of 147.99 feet to the most northerly corner of Lot 66 of said subdivision; thence turn an angle to the right of 82 deg. 21 min. 53 sec. and run in a southwesterly direction along the northwest line of said Lot 66 and the end of the right-of-way of Blazing Star (a 60 foot wide road right-of-way) for a distance of 220.99 feet to a point on the southwest right-of-way line of said Blazing Star; thence turn an angle to the left of 90 deg. and run in a southeasterly direction along said southwest right-of-way line for a distance of 27.64 feet to the most northerly corner of Lot 30 of said subdivision; thence turn an angle to the right of 90 deg. and run in a southwesterly direction along the northwesterly line of said Lot 30 for a distance of 185.00 feet to the most westerly corner of said Lot 30; thence turn an angle to the left of 90 deg. and run in a southeasterly direction for a distance of 40.00 feet to the most northerly corner of Lot 29-A, a Resurvey of Lots 10, 11, and 20 through 29, Amended Map Chaparral First Sector Phase I, a map of which is recorded in the Office of the Judge of Probate Shelby County, Alabama, in Map Book 8 Page 93; thence turn an angle to the right of 60 deg. 58 min. 07 sec. and run in a southwesterly direction for a distance of 376.29 feet to the most westerly corner of Lot 27-A of said Resurvey; thence turn an angle to the left of 55 deg. 20 min. and run in a southeasterly direction along the southwesterly line of said Lot 27-A for a distance of 93.74 feet to a corner of said Lot 27-A being on the North line of Lot 247, Chandalar South - Sixth Sector Addition as recorded in Map Book 7 page 50 in the Office of the Judge of Probate Shelby County, Alabama; thence turn an angle to the right of 110 deg. 20 min. and run in a westerly direction along the north line of Lots 247, 250, 251, 252, and its westerly extension thereof said Chandalar South - Sixth Sector Addition for a distance of 660.86 feet to an existing iron pin; thence turn an angle to the right of 85 deg. 03 min. and run in a northerly direction for a distance of 401.12 feet to an existing iron pin; thence turn an angle to the right of 48 deg. 41 min. and run in a northeasterly direction for a distance of 1,032.49 feet to an existing iron pin; thence turn an angle to the right of 3 deg. 01 min. and run in a northeasterly direction for a distance of 190.34 feet to an existing iron pin; thence turn an angle to the right of 1 deg. 45 min. and run in a northeasterly direction for a distance of 77.88 feet to an existing iron pin being the most westerly corner of Lot 18, First Addition to Indian Hills Second Sector, a map of which is recorded in the Office of the Judge of Probate Shelby County, Alabama, in Map Book 5, Page 7; thence turn an angle to the right of 89 deg. 47 min. 33 sec. and run in a Southeasterly direction for a distance of 256.75 feet to an existing iron pin; thence turn an angle to the right of 1 deg. 50 sec. and run in a southeasterly direction for a distance of 47.90 feet to an existing iron pin; thence turn an angle to the left of 29 deg. 01 min. 35 sec. and run in a southeasterly direction for a distance of 236.27 feet to an existing iron pin being a corner of Lot 69, of said Amended Map of Chaparral First Sector Phase I; thence turn an angle to the right and run in a southwesterly direction along the northwest lines of Lots 69 and 68 of said Amended Map of Chaparral First Sector Phase I for a distance of 290.49 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Steve Russo and wife, Julia E. Russo herein confirm this is the correct "Exhibit A" referred to in that deed executed by undersigned on the 14th day of JANUARY, 1983 to Harbar Homes, Inc.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 JAN 18 AM 9:01 Rec 300

Judge of Probate

Steve Russo

Julia E. Russo